

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

37 Lakeside Drive Wallan VIC 3756

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between \$599,000 & \$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
21 Siena Ridge Wallan VIC 3756	\$612,500	13-Jul-19
4 Lakeview Close Wallan VIC 3756	\$750,000	24-Jul-20
245 Hidden Valley Boulevard Wallan VIC 3756	\$720,000	14-Jun-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 06 August 2020



21 Siena Ridge Wallan VIC 3756

Sold Price

\$612,500

Sold Date

13-Jul-19

4 2 2

Distance

1.01km



4 Lakeview Close Wallan VIC 3756

Sold Price

^{RS} **\$750,000** ^{UN}

Sold Date

24-Jul-20

3 3 2

Distance

0.27km



**245 Hidden Valley Boulevard
Wallan VIC 3756**

Sold Price

\$720,000

Sold Date

14-Jun-19

3 3 2

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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